124.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,240,100 / 1,240,100
					USE VALUE:	1,240,100 / 1,240,100
					ASSESSED:	1,240,100 / 1,240,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENN JAMES A--ETAL
Owner 2:	BECKER JANE
Owner 3:	
Street 1:	29 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,601 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 2890 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15601.000	437,900	3,000	799,200	1,240,100
Total Card	0.358	437,900	3,000	799,200	1,240,100
Total Parcel	0.358	437,900	3,000	799,200	1,240,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.17 | /Parcel: 429.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 79961
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	437,900	3000	15,601.	799,200	1,240,100	1,240,100	Year End Roll	12/18/2019
2019	101	FV	337,400	3000	15,601.	843,600	1,184,000	1,184,000	Year End Roll	1/3/2019
2018	101	FV	346,700	3000	15,601.	621,600	971,300	971,300	Year End Roll	12/20/2017
2017	101	FV	346,700	3000	15,601.	595,000	944,700	944,700	Year End Roll	1/3/2017
2016	101	FV	346,700	3000	15,601.	550,600	900,300	900,300	Year End	1/4/2016
2015	101	FV	326,700	3000	15,601.	461,800	791,500	791,500	Year End Roll	12/11/2014
2014	101	FV	326,700	3000	15,601.	451,100	780,800	780,800	Year End Roll	12/16/2013
2013	101	FV	326,700	3000	15,601.	429,800	759,500	759,500		12/13/2012

!9641!

PRINT

Date	Time
12/11/20	00:05:21

LAST REV

Date	Time
06/14/18	09:44:02
apro	
9641	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21639-98		12/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/1993	348	Redo Kit	5,250					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	HS	Hanne S
11/12/2008	Meas/Inspect	345	PATRIOT
12/8/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
7/9/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	79961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15601		Sq. Ft.	Site		0	90.	0.57	10									799,222						799,200	

Total AC/HA: 0.35815 | Total SF/SM: 15601 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 799,222 | Spl Credit | Total: 799,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05291629
Const Adj.:	0.99792004
Adj $ / SQ:	131.341
Other Features:	94013
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634667
Depreciation:	196747
Depreciated Total:	437920

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1993
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

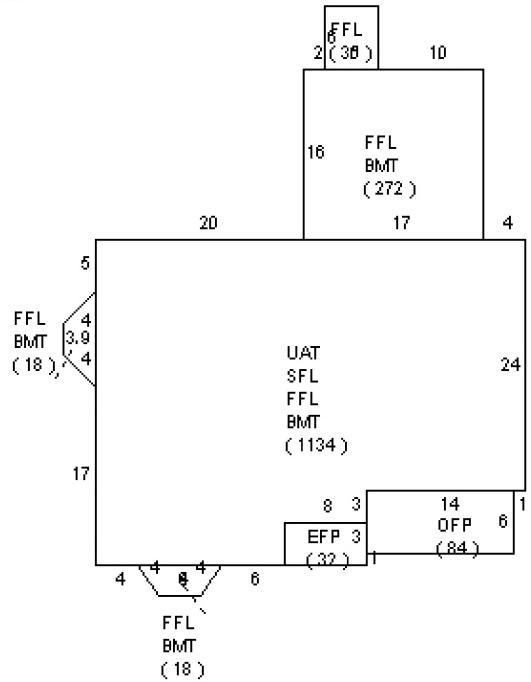
No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.92
Special Features:	0	Val/Su Net:	98.45
Final Total:	437900	Val/Su SzAd	168.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,472	131.340	193,334
BMT	Basement	1,442	39.400	56,818
SFL	Second Floor	1,134	131.340	148,940
UAT	Upper Attic	284	91.940	26,065
OFP	Open Porch	84	36.070	3,030
EFP	Enclos Porch	32	72.450	2,318

Net Sketched Area:	4,448			Total:	430,505
Size Ad	2606	Gross Are	5298	FinArea	2890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X14	F	FR	1950	21.54	T	50	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000